



**ORDINANCE NO 09-779**  
**An Ordinance Amending Appendix A Zoning,**  
**Article 23 Definitions, Sec. 23.3**

**Sec. 23.3 Defintions**

**Yard:** A required open space unoccupied and obstructed by any structure or portion of a structure from thirty (30) inches above the ground level of the graded lot upward, provided however, that fences, walls, poles, posts, and other customary yard accessories, ornaments and furniture may be permitted in any yard.

(1) **Front yard:** Area between side lot lines across the front of a lot adjoining a street. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines, but in no case need it be greater than the setback of the zoning district. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear yard lines shall be parallel.

- a. **Through lots:** Front yards shall be provided on all frontages.
- b. **Corner lots:** For the purposes of this section, ~~the narrowest dimension of a corner lot shall be designated the front of the lot.~~ a front yard of the required depth shall be provided in accordance with the district requirements for one (1) frontage designated by the owner at the time of the building permit issuance and the second yard shall conform to the side yard requirements as defined herein. In the case of corner lots with more than two (2) frontages, the third or more yards shall conform to the side yard requirements as defined herein.


(2) **Rear yard:** Area between the side lot lines across the rear of the lot. Through lots have no rear yard, only front and side yards.

(3) **Side yard:** Area extending from the rear line of the required front yard to the foremost lines of the rear yard. In absence of a clearly defined rear yard, as in the case of a through lot, any portion of the lot not designated as a front yard shall be a side yard. The side yard requirements for dwellings shall be waived where dwellings are erected above stores or shops not otherwise required to have side yards.

Adopted this 10<sup>th</sup> day of March, 2009.

  
Joel A. Macon, Mayor

Attest:

  
Melinda N. Prusa, Town Clerk

